

Ref 50-2-19 ✓  
43/274  
43-126-1 thru  
43-126-45

RELEASE DEED

ABINGTON SAVINGS BANK, a Massachusetts corporation having its principal place of business in Abington, Massachusetts for consideration paid releases to AVERILL APTS., INC., a Maine corporation having its principal place of business in Waterville, County of Kennebec and State of Maine, the land in Waterville, County of Kennebec, and State of Maine, described as follows, to wit:

**005298**

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

Being a portion of "City of Waterville School Lot" on the plan of Rosemar Park as amended, made for L. N. Violette Company, Inc., April, 1951 and recorded in Kennebec Registry of Deeds, to which plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann et al by deed of December 11, 1949, recorded in said Registry in Book 865, Page 131, said school lot being more particularly bounded and described as follows:

Beginning at a stone bound on the northerly line of Mathews Avenue according to said plan, which stone bound is approximately nineteen hundred and thirty-five (1935) feet on Mathews Avenue from the easterly line of the First Rangeway; thence northeasterly at right angles to Mathews Avenue along the westerly line of Fairview Street four hundred and twenty-five hundredths (400.25) feet to a stone bound in the northwesterly corner of lot 162 on said Plan; thence westerly in a straight line six hundred and twenty-five (625) feet to a point; thence southwesterly in a straight line at right angles to Mathews Avenue three hundred and ninety-nine and fifteen hundredths (399.15) feet to a point on the northerly line of Mathews Avenue; thence along the northerly line of Mathews Avenue six hundred and twenty-five (625) feet to the point of beginning.

This conveyance is made upon the following express conditions and subject to the following restrictions:

1. That the premises shall be used for residential purposes only and in conformity with the scheme of development of the surrounding neighborhood. Residential condominiums shall be considered to be in conformity with the existing scheme of development of the surrounding neighborhood.

2. That no commercial business or industrial activity be conducted upon the premises. The premises shall be used for residential purposes only.

3. Grantor does not covenant that it will defend against any legal or equitable interest the property owners within the Rosemar Park subdivision may have arising from the designation of the property as "City of Waterville School Lot" on the Rosemar Park subdivision plan, as amended, and recorded in the Kennebec County Registry of Deeds. This conveyance is expressly made subject to any legal or equitable interest these property owners may have.

Meaning and Intending to convey hereby all of its right title and interest in and to said premises which are described in a Mortgage Deed from Woodbriar, Inc to Abington Savings Bank, dated July 12, 1985 and recorded in Book 2834, Page 3 of the Kennebec County Registry of Deeds.

Grantees mailing address: 36 Matthews Avenue, Waterville, Maine 04901.

In Witness Whereof, the said Abington Savings Bank has caused its hand and seal to be affixed hereto by Edward J. Merritt, its Vice President, and Chief Financial Officer this 20<sup>th</sup> day of January, 1988.

Cheryl A. D. Dalton  
Witness

Abington Savings Bank  
by Edward J. Merritt  
Edward J. Merritt its  
Vice President and Chief  
Financial Officer

STATE OF MASSACHUSETTS  
Plymouth, ss,

January 20, 1988

Then personally appeared the above named, Edward J. Merritt, Vice President and Chief Financial Officer, and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Barbara E. Baines  
Name: Barbara E. Baines  
Notary Public  
my Comm. Expires: 4-24-92



RECEIVED KENNEBEC SS.

1988 MAR 31 AM 9:00

ATTEST: Renee R. P. P.  
REGISTER OF DEEDS